



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #250 - INDEPENDENCE PARK
 CITY OF TAMPA
 RY 2005-06**

On October 10, 2002, the Tampa City Council adopted a Development Order (Ordinance No. 2002-223) for the Chase Manhattan Bank. The Order authorized specific approval for only Phase 1 of a two-phase, 43.81-acre office development generally bound on the north by Memorial Highway, on the east by George Road, and on the south and west by Independence Parkway. Specific approval of Phase II is contingent upon further analyses of transportation and water supply. The developer has been authorized to convert office space to retail uses (to a maximum of 100,000 sq. ft. gross leasable area) at the ratio of 1,000 sq. ft. of office is equal to 381 sq. ft. of retail. The location of the potential retail uses is limited to the northwest corner of the site. The Development Order expires on November 30, 2022. The anniversary date for the Annual report is July 1st.

The approved plan of development is:

LAND USE*	Phase 1 2001-2006	Phase 2 2006-2011	TOTAL
Office	650,000 ¹	350,000 ²	1,000,000 ³

1. Entitlements include existing 125,575 sq. ft. office building.

2. Specific approval of Phase 2 is contingent upon further analyses of transportation and water supply.

3. May include a maximum of 100,000 sq. ft. of commercial as a result of conversion through established land use equivalency matrix.

While the Development Order has not been previously amended, the developer submitted a Notice of Proposed Change on May 17, 2006 to request the following modifications, which remain under review:

- expand the Land Use Equivalency Matrix (LUEM) to allow conversion(s) to condominium (maximum - 1,100 units) and/or hotel (maximum - 250 rooms);
- extend the following dates by identical periods of four years, 11 months and 30 days: the specifically-approved Phase 1 and conceptually-approved Phase 2 buildout dates (to December 30, 2011 and December 30, 2016 respectively); the Development Order expiration date (to November 29, 2027); the required development commencement date (to November 29, 2009) and the date of limitation on downzoning and units density reduction (to November 29, 2022);
- change the developer of record to “Lindell Investments, Inc.”; and
- revise the Master Development Plan to recognize alternate project uses and authorize an additional access point (right-in/right-out only) along George Road.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: completed development would be limited to the 125,575 sq. ft. of office development in existence at the time of initial Development Order approval.

Projected Development: no specific development activity proposed for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Each Annual Report shall include p.m. peak hour traffic counts taken at all established access points to public rights-of-way once the development exceeds Certificates of Occupancy for a cumulative total of 240,000 sq. ft. of office space or the equivalent. (Condition 4.C.9.)
2. In accordance with Condition 4.C.12., the developer has reported that: Hartline Route #30 serves the site by running along Memorial Highway between the hours of 5:30 a.m. to 8:00 p.m.; and “no mass transit amenities have been constructed and there is no significant project ridership.”
3. At the time of issuance of the first Certificate of Occupancy for any new building, the applicant shall provide a bus pull out area and bus stop pad for purposes of establishing a new bus stop along Memorial Highway. The applicant shall coordinate with the City and Hartline to establish the location of the new stop as close as technically feasible to George Road and to establish the pull out area and pad specifications. (Condition 4.D.5.)
4. Following occupancy of any additional portion of development, the applicant shall submit a plan to promote awareness of hurricane/flooding hazard, preparedness and mitigation. In particular, the Plan shall address: (1) ordering all buildings in the evacuated areas closed for the duration of the hurricane evacuation order; (2) informing all employees of evacuation routes out of the flood prone area and measures to be followed in the event of the same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation and re-entry/recovery plans. (Condition 4.E.1.)
5. Reclaimed water (when available), existing irrigation wells, and retained stormwater should serve as the only sources for irrigation on-site. The status of this Condition shall be addressed contingent with development continuance. (Condition 4.H.3.)

DEVELOPER OF RECORD

Lindell Properties, Attention: Mr. Ron Weisser, 4830 W. Kennedy Blvd., Suite 250, Tampa, FL 33609 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.